

# Board of Adjustment



## *Agenda*

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE  
TYLER STRADLING  
CAMERON JONES

GREG HITCHENS  
DIANNE von BORSTEL

**September 14, 2010  
City Council Chambers - Lower Level  
57 East First Street**

### **4:30 p.m. STUDY SESSION**

- A. Zoning Ordinance Update
- B. Discussion of items listed on Public Hearing Agenda

### **5:30 p.m. PUBLIC HEARING**

- A. CONSIDER MINUTES FROM THE AUGUST 10, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (\*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
  - 1. BA10-013 256 East Broadway Road (Council District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the TCB-2 zoning district. (PLN2010-00058) **Continued from the August 10, 2010 meeting.**

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions of the auto repair use  
Denial of the vehicle sales use

Board decision: **Approved with conditions**

2. BA10-050 1 – 270 West Main Street (Council District 4) - Requesting a Special Use Permit to allow a Special Event to exceed the number of events allowed in a calendar year in the TCC zoning district. (PLN2010-00204) **Continued from the August 10, 2010 meeting**

Staff Planner: Gordon Sheffield

Staff recommendation: Approval with conditions

Board decision: **Approved with conditions**

- \*3. BA10-056 1028 South Bellview Circle (Council District 4) – Requesting a Variance to allow an addition to encroach into the required side yard in the R1-6 zoning district. (PLN2010-00228) **Continued from the August 10, 2010 meeting**

Staff Planner: Angelica Guevara

Staff recommendation: Continuance to the October 12, 2010 meeting

Board decision: **Continued to the October 12, 2010 meeting**

4. BA10-058 2415 South Date (Council District 3) - Requesting a variance for a detached structure to encroach into the side yard setback in the R1-7-DMP zoning district. (PLN2010-00265)

Staff Planner: Kim Steadman

Staff recommendation: Denial

Board decision: **Denial**

5. BA10-059 629 South San Jose (Council District 3) - Requesting a variance for a fence to exceed the maximum height allowed in the R1-6 zoning district. (PLN2010-00264)

Staff Planner: Lesley Davis

Staff recommendation: Denial

Board decision: **Approved with conditions**

- \*6. BA10-060 744 East Broadway (Council District 4) – Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2010-00209)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

Board decision: **Approved with conditions**

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.